wards
estate agents

Building Plot Cross London Street

New Whittington, Chesterfield, S43 2AG

Guide price £60,000

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OUTLINE PLANNING FOR TWO HOUSES-
No. 1 x 3 storey 2 bed house. 2 beds, 2 bathrooms - GDV £180,000
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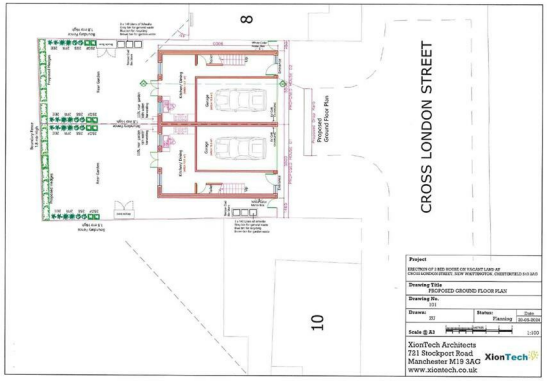
TOTAL ESTIMATED GDV: £360,000
Planning reference- CHE/24/00441/OUT and full details can be found on Chesterfield Borough Council Website.

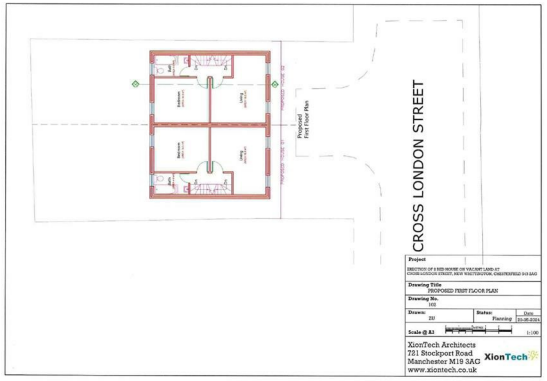
Conversion from Outline to Full Planning status would be easy and would necessitate providing to the council:-
a) Proposed Materials to be used and Appearance
b) Proposed Landscaping details.

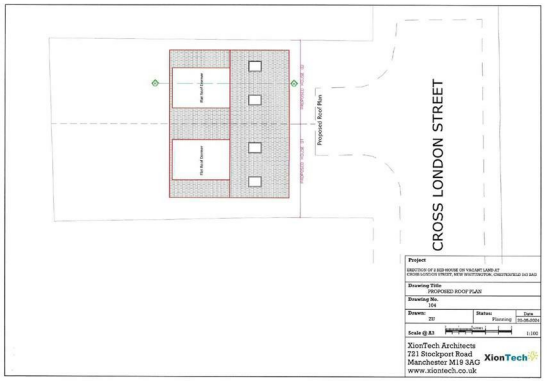
Vendor is happy to assist any proposed developer/purchaser in any pending matters related to discharge of the planning conditions.

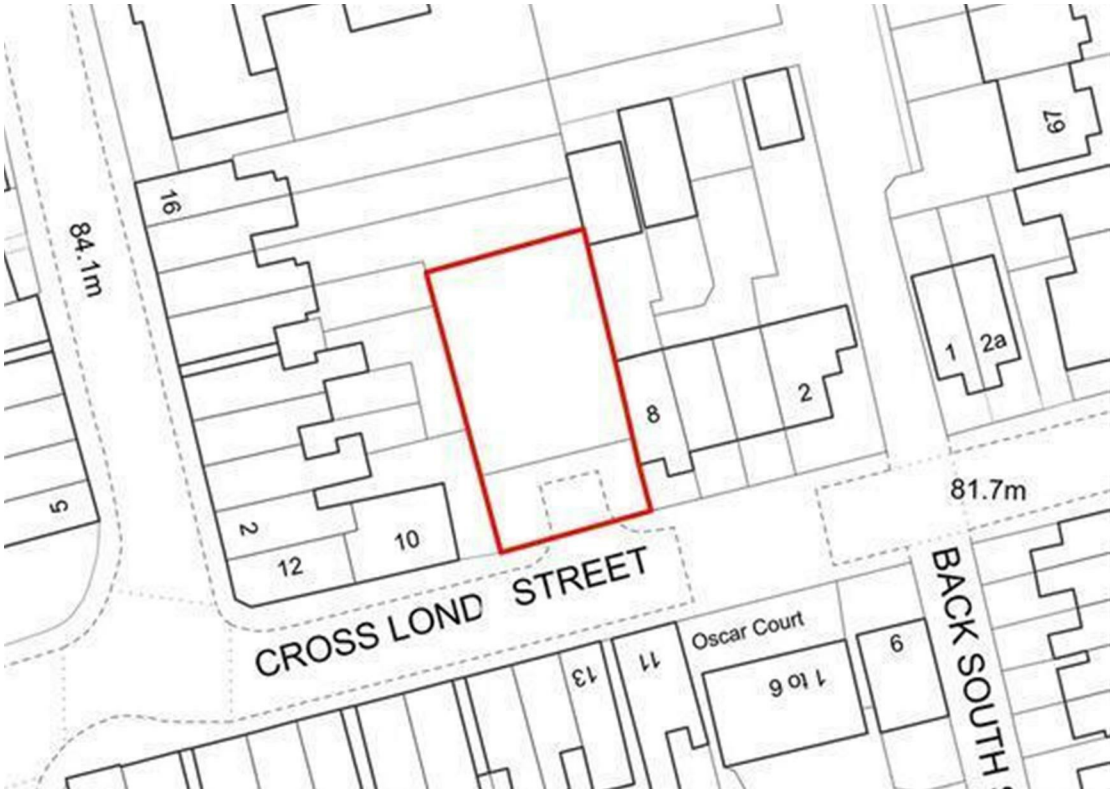
Situated in a cul de sac setting within this popular residential location with good local amenities, schools, bus routes and transport road links to Dronfield, Sheffield and Chesterfield Town Centre.

The properties will compromise of, the ground floor an open plan kitchen / dining room and W/C with wash hand basin, with access to the rear garden. On the first floor there is access to the









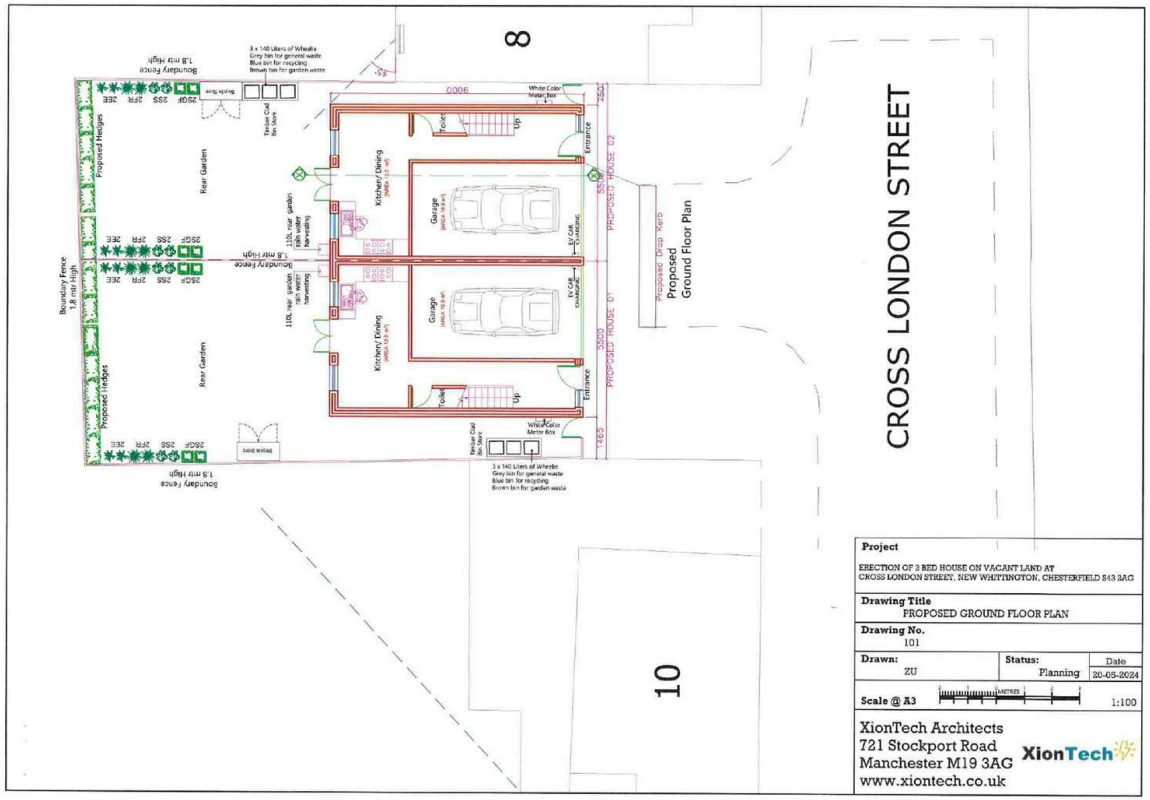
reception room, the double bedroom, and family bathroom offered with 3 piece suite. On the second floor, is the second double bedroom, with access to the en-suite, plus additional storage space and the room is large enough to create a dressing room. Outside is a single integral garage, with an EV car charging point.

School catchment areas

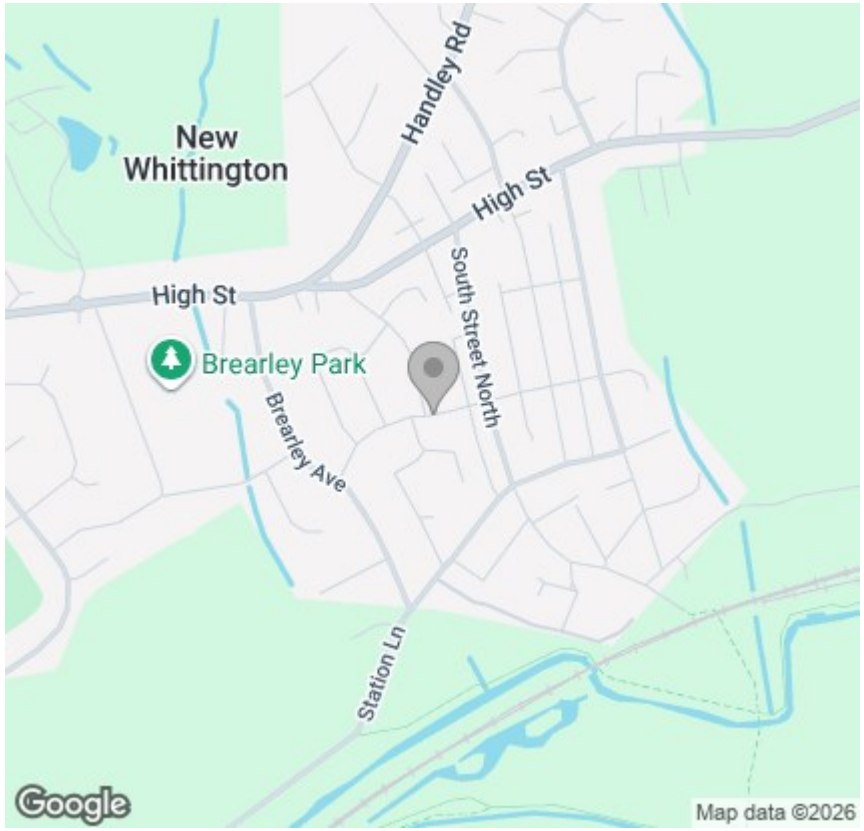
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



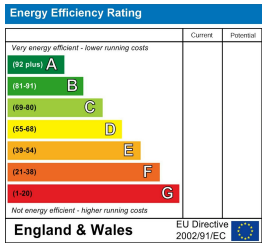
Area Map

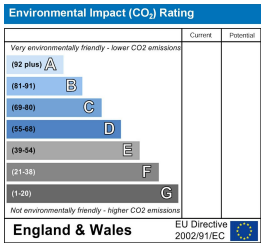


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.